

130.A

0002

0406.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

378,300 / 378,300

USE VALUE:

378,300 / 378,300

ASSESSED:

378,300 / 378,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
125		PLEASANT ST, ARLINGTON

OWNERSHIP

Unit #: 406

Owner 1: NICHOLS LARRY D

Owner 2:

Owner 3:

Street 1: 134 GRAY STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry

Postal:

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1948, having primarily Brick Exterior and 1039 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

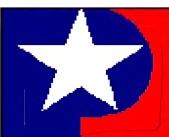
Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6036																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	378,300			378,300		130833
							GIS Ref
							GIS Ref
							Insp Date
							10/12/17


Patriot Properties Inc.
USER DEFINED

Prior Id # 1:	130833
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/30/21	10:16:34
LAST REV Date	Time
10/12/17	17:15:42
danam	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	378,300	0	.	.	378,300		Year end	12/23/2021
2021	102	FV	372,900	0	.	.	372,900		Year End Roll	12/10/2020
2020	102	FV	362,000	0	.	.	362,000	362,000	Year End Roll	12/18/2019
2019	102	FV	356,800	0	.	.	356,800	356,800	Year End Roll	1/3/2019
2018	102	FV	293,200	0	.	.	293,200	293,200	Year End Roll	12/20/2017
2017	102	FV	272,000	0	.	.	272,000	272,000	Year End Roll	1/3/2017
2016	102	FV	272,000	0	.	.	272,000	272,000	Year End	1/4/2016
2015	102	FV	239,500	0	.	.	239,500	239,500	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20108-544		9/1/1989		135,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/12/2017								Measured
5/6/2000								197 PATRIOT

ACTIVITY INFORMATION

Date	Result	By	Name
10/12/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION

Type:	7 - Condo Garden	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	2 - Steel	
Prime Wall:	7 - Brick	
Sec Wall:		%
Roof Struct:	4 - Flat	
Roof Cover:	11 - Membrane	
Color:	BRICK	
View / Desir:	D - AVGD	

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1948
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

MOBILE HOME

Make: _____ Model: _____ Serial #: _____ Year: _____ Color: _____

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value

More: N

Total Yard Items:

Total Special Features:

SKETCH

Full Bath:	1	Rating: Average	646-8287, Building Number 1.
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	0	Rating: Average	
A HBth:		Rating:	
OthrFix:		Rating:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	

Other	
Upper	
Lvl 2	
Lvl 1	
Lower	

Totals	RMS: 4	BRs: 2	Baths: 1	HB: 0
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OTHER FEATURES

Kits:	1	Rating: Average
A Kits:		Rating:
Fpl:	0	Rating: Average

WSFlue:		Rating:
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CONDO INFORMATION

Location:	
Total Units:	

Floor:	4 - 4th Floor
% Own:	4.578999996

Name:	21 - 6036
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DEPRECIATION

Phys Cond:	AV - Average	30. %
Functional:		%
Economic:		%
Special:		%
Override:		%

Total:	30.6 %
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CALC SUMMARY

Basic \$ / SQ:	325.00
Size Adj.:	1.07747841
Const Adj.:	1.16608334
Adj \$ / SQ:	408.340
Other Features:	30000
Grade Factor:	1.00
NBHD Inf:	1.20000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	545118
Depreciation:	166806
Depreciated Total:	378312

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	490.01
Special Features:	0	Val/Su Net:	364.10
Final Total:	378300	Val/Su SzAd:	364.10

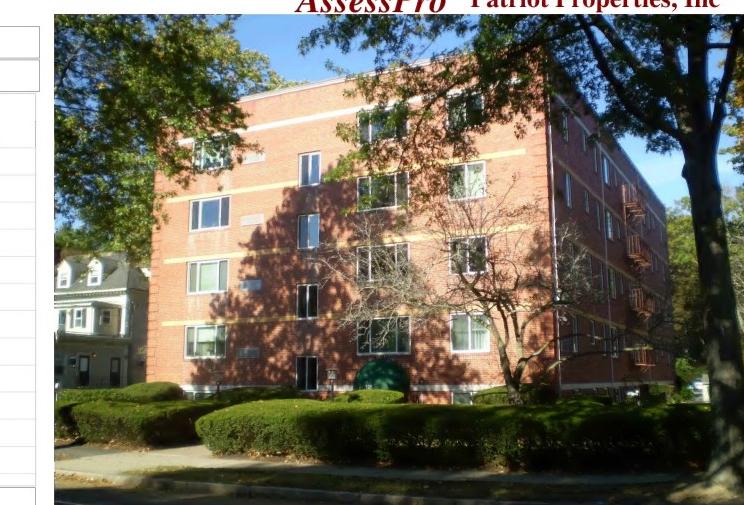
PARCEL ID	130.A-0002-0406.0
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SKETCH

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,039	408.340	424,265

SUB AREA**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu # Ten

IMAGE**AssessPro Patriot Properties, Inc**